

LEGALS

ORDER OF PUBLICATION

The Tax Lien Hedge, LLC  
c/o Eskin Law, LLC  
1700 Reisterstown Road, Suite 212  
Baltimore, MD 21208

Plaintiff,

Faith Baptist Church, Inc.  
S/O Wilbur Jordan, Trusttee  
P.O. Box 63693  
Washington, DC 20029

and

Plainview Financial Services, LTD  
S/O Herbert A. Rosenthal, R.A.  
6101 Plainview Road  
Bethesda, MD 20817

and

State of Maryland  
Office of the Attorney General  
S/O Anthony G. Brown, Attorney General  
200 Saint Paul Place  
Baltimore, MD 21202

and

Prince George’s County  
Department of Finance  
S/O Stephen J. McGibbon, Director  
1301 McCormick Drive, Suite 1100  
Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George’s County, known as 1231 Owens Road, Oxon Hill, MD 20745, and described as Legal Description 73,800.0000 SQ. FT. HENSON KNOLL LOT 3 ASSMT \$71,567 LIB 07036 FL 137 Being known as District 12 Account Number 1226265 on the Tax Roll of the Collector of Taxes.

Defendants

In the Circuit Court for  
Prince George’s County  
Case No.: C-16-CV-25-004807

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 1231 Owens Road, Oxon Hill, MD 20745, in Prince George’s County, State of Maryland, sold by the Director of Finance for Prince George’s County, State of Maryland to The Tax Lien Hedge, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description 73,800.0000 SQ. FT. HENSON KNOLL LOT 3 ASSMT \$71,567 LIB 07036 FL 137, District 12 Account Number 1226265 Known as 1231 Owens Road, Oxon Hill, MD 20745.

The complaint states, among other things, that the amount necessary for redemption has not been paid.

It is thereupon this 26th day of August, 2025, by the Circuit Court for Prince George’s County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 28th day of October, 2025, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George’s County, Maryland

True Copy—Test:  
Mahasin El Amin, Clerk  
150552 (9-4,9-11,9-18)

PRINCE GEORGE’S COUNTY  
GOVERNMENT  
BOARD OF LICENSE  
COMMISSIONERS

NOTICE OF  
PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George’s County on September 17, 2025, will be heard on November 18, 2025. Those licenses are:

Class B, Beer and Wine – 17 BW 46, 17 BW 47, 17 BW 48

Class B, BH, BLX, CI, DD, BCE, AE, B(EC), Beer, Wine and Liquor License, Class B, ECF/DS, Beer, Wine and Liquor - On Sale; Class B, BW, (GC), (DH), Beer and Wine; Class B, RD, Liquor License, and all Class C Licenses/ On Sale, Class D(NH), Beer and Wine

A virtual hearing will be held via Zoom on Wednesday, November 12, 2025, at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC’s website at <http://bolc.mypgc.us> or you may email [BLC@co.pg.md.us](mailto:BLC@co.pg.md.us) to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS  
Attest:  
Terence Sheppard  
Director  
September 5, 2025

150611 (9-11,9-18)

NOTICE

District Court of Maryland for  
Prince George’s County  
Case no. D05CV23016185

Huntcrest Condominium Council of  
Co-Owners, Inc.  
c/o: CM Law, 7875 Belle Point Drive  
Greenbelt, MD 20770

v.

Alfred Boggs  
3138 Brinkley Road, #102  
Temple Hills, MD 20748

Plaintiff

NOTICE OF PROPOSED  
RATIFICATION OF SALE OF  
REAL PROPERTY  
(Md. Rules 3-64(d) and 14-305)

The property specifically described in the inventory has been sold at judicial sale. Inventory of property sold.

Notice is herewith given that the sale of the property at 3138 Brinkley Road, #102, Temple Hills, MD 20748, that is described in a Deed recorded in Liber 7531, folio 098, among the Land Records of Prince George’s County.

The sale will be ratified unless cause to the contrary is shown on or before 9/25/2025 (30 days after the date of this notice). A copy of this Notice will be published at least once a week in each of the three successive weeks before 9/25/2025, in one or more newspapers of general circulation in Prince George’s County. The report states the amount of the sale to be \$6,800.

The court signed this notice on 8/25/25

150550 (9-4,9-11,9-18)

LEGALS

SERVICE BY PUBLICATION

LOCATION  
MATANUSKA-SUSITNA  
BOROUGH, ALASKA

The Superior Court for the State of Alaska Third Judicial District at Palmer, in Precision Homes LLC., Plaintiff v. Janice L. Watson as personal representative for the estate of David V. Baker et al, Defendants, Case No.: 3PA-25-01951 CI, granted Plaintiff’s request for service by publication on the following defendants: the unknown heirs of David V. Baker and all other persons who claim a right, title, lien, or interest in the following described real property:

Lots 10 and 11, Block 10, Inlet View Subdivision, according to the official plat thereof according to Refiled Plat No. 82-39, located in the Palmer Recording District, Third Judicial District, State of Alaska.

The nature of the suit is to quiet title to the above-described real property.

Any time after 20 days following the last publication of this summons, the court may enter a judgment against you without further notice, unless prior to that time you have filed a written response in the proper form, including the Case No., and paid any required filing fee to the Clerk of the Court at 435 S Denali St, Palmer, AK 99645, and served a copy of your response on the Plaintiff’s attorney, Michael S. Schechter at 1227 W 9th Ave. Ste 200, Anchorage, AK 99501. A copy of the summons and complaint can be obtained by contacting either the Clerk of the Court or the attorney for Plaintiff. If you wish legal assistance, you should immediately retain an attorney to advise you in this matter.

150603 (9-11,9-18,9-25,10-2)

LEGALS

LEGALS

NOTICE

MARK H. WITTSTADT  
KEVIN HILDEBEIDEL  
Substitute Trustees  
1966 Greenspring Dr, Ste LL2  
Timonium, Maryland 21093

v.

Dwan Sue Landin, Personal  
Representative for the Estate of  
Delores B Jarrell aka  
Delores Belle Jarrell

5120 Keota Ter  
College Park, Maryland 20740

Defendant

In the Circuit Court for Prince  
George’s County, Maryland  
CASE # C-16-CV-24-004765

ORDERED, by the Circuit Court of Prince George’s County this 3rd day of September, 2025, that the foreclosure sale of the real property known as 5120 Keota Ter, College Park, Maryland 20740, being the property mentioned in these proceedings, made and reported by Mark H. Wittstadt and Kevin Hildebeidel, Substitute Trustees, be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of October, 2025. Provided a copy of this Order is inserted in some newspaper printed in Prince George’s County, once in each of three successive weeks, before the 3rd day of October, 2025.

The Report states the amount of the Foreclosure Sale to be \$274,000.00.

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George’s County, MD

True Copy—Test:  
Mahasin El Amin, Clerk

150602 (9-11,9-18,9-25)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
CARMELLA CONNELLY

Notice is given that Marcia Connelly, whose address is 9704 Potomac Dr, Fort Washington, MD 20744, was on August 29, 2025 appointed Personal Representative of the estate of Carmella Connelly who died on April 29, 2025 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 28th day of February, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent’s death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

MARCIA CONNELLY  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 138383

150590 (9-11,9-18,9-25)

James Mason, Esq.  
600 Baltimore Annapolis Blvd,  
STE 200  
Severna Park, MD 21146  
410-647-2000

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
LUCRETIA LEHMANN  
AKA: LUCRETIA RENEE LEHMANN

Notice is given that Andrea R. Osborne, whose address is 130 John St, Jasper, GA 30143, was on August 25, 2025 appointed Personal Representative of the estate of Lucretia Lehmann AKA: Lucretia Renee Lehmann, who died on May 27, 2025 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 25th day of February, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent’s death, except if the decedent died before October 1, 1992, nine months from the date of the decedent’s death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

ANDREA R. OSBORNE  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 138009

150576 (9-4,9-11,9-18)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MARY ALICE COLLINS

Notice is given that Allyson M Small, whose address is 1537 Eton Way, Crofton, MD 21114, was on January 14, 2025 appointed Personal Representative of the estate of Mary Alice Collins who died on November 7, 2024 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 14th day of July, 2025.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent’s death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

ALLYSON M SMALL  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 135959

150591 (9-11,9-18,9-25)

LEGALS

Nancy L. Miller  
Nancy L. Miller & Mark C. Miller  
8808 Old Branch Ave  
Clinton, MD 20735  
(301) 868-2350

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MICHAEL PIMENTEL

Notice is given that Margaret Pimentel, whose address is 9601 Glen Way, Fort Washington, MD 20744, was on August 22, 2025 appointed Personal Representative of the estate of Michael Pimentel, who died on October 29, 2023 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 22nd day of February, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent’s death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

MARGARET PIMENTEL  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 138453

150574 (9-4,9-11,9-18)

NOTICE

Notice is hereby given to the public that, pursuant to Art. XI-E of the Md. Constitution and § 4-304 of the Local Government Article of the Annotated Code of Md., the Board of Commissioners of The Town of Upper Marlboro, Maryland, in a public meeting assembled on August 26, 2025, duly adopted Charter Amendment Resolution No. 03-2025,

A resolution of the Board of Commissioners of the Town of Upper Marlboro, Maryland, amending various sections, of the charter of the Town of Upper Marlboro to modernize the charter by updating state law references (§ 82-49 when taxes are overdue; § 82-82 condemnation), to use gender neutral language (§ 82-51 fees; § 82-75 right of entry), and to make other nonsubstantive amendments (§ 82-24 registration; § 82-63 control of public ways).

The amendments shall become effective and be considered a part of the Charter of the Town of Upper Marlboro on October 15, 2025, unless on or before October 5, 2025, there shall be presented to the Board of Commissioners of the Town of Upper Marlboro, or mailed to it by registered mail, a petition submitted in accordance with State law signed by at least twenty percent (20%) of the qualified voters in municipal elections of the Town of Upper Marlboro, requesting that the proposed amendment be submitted to referendum to the voters of Town of Upper Marlboro.

A complete copy of the Charter Amendment Resolution may be obtained electronically by email at [clerk@uppermarlbormd.gov](mailto:clerk@uppermarlbormd.gov), or in-person from the Town Administrator’s Office at Town Hall, 14211 School Lane between the hours of 9 a.m. and 5 p.m., Monday through Friday.

Clayton A. Anderson  
Town Administrator

150581 (9-11,9-18,9-25,10-2)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
BERNARD EUGENE DAY

Notice is given that Brenda Patrick, whose address is PO Box 673, Elliott City, MD 21041, was on August 21, 2025 appointed Personal Representative of the estate of Bernard Eugene Day who died on July 4, 2025 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 21st day of February, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent’s death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

BRENDA PATRICK  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 138437

150565 (9-4,9-11,9-18)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
EDWARD WAYNE MASON

Notice is given that Eve M Apodaca, whose address is 4417 Olando Ln, Bowie, MD 20715-1128, was on August 19, 2025 appointed Personal Representative of the estate of Edward Wayne Mason who died on June 3, 2025 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 19th day of February, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent’s death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

EVE M APODACA  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 138088

150567 (9-4,9-11,9-18)

NOTICE

Randy Wright

v.

Deborah Wright

Plaintiff,

Defendant

IN THE CIRCUIT COURT FOR  
PRINCE GEORGE’S COUNTY,  
MARYLAND

C-16-FM-23-006028

ORDERED, this 26th day of August 2025, by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland, that the sale of undeveloped real property located at 8090 Apple Harvest Drive, Gerrardstown, Berkeley County, West Virginia 25420, consisting of 9.13 acres, legally described as “9.13 Ac Survey Plat Miller 16 ft R/W”, as made and reported by Isaac H. Marks, Esquire, Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of September, 2025, provided a copy of this Notice shall be inserted in some newspaper published in said County once in each of three successive weeks before the 26th day of September, 2025.

The report states the amount of sale to be \$115,000.00.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George’s County, MD

True Copy—Test:  
Mahasin El Amin, Clerk

150554 (9-4,9-11,9-18)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
EDITH BEAGLE

Notice is given that Steven Howard Beagle, whose address is 9706 Digby Ct, Clinton, MD 20735, was on August 25, 2025 appointed Personal Representative of the estate of Edith Beagle who died on July 18, 2025 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 25th day of February, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent’s death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

STEVEN HOWARD BEAGLE  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 138449

150566 (9-4,9-11,9-18)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
PATRICK JOHN CARROLL

Notice is given that Timothy M Carroll, whose address is 3940 Bel Pre Road Unit 2, Silver Spring, MD 209

LEGALS

TRUSTEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

Improved by the premises known as  
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50469 at folio 558 among the Land Records of Prince George's County, Maryland, against: VIVIAN D GASTON and by virtue of the power and authority granted by Order of Court, dated 5/7/2005, entered in Civil Case No. C-16-CV-25-002381 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 105,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 105,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee	
150529	(9-4-9-11,9-18)

LEGALS

TRUSTEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

Improved by the premises known as  
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50469 at folio 561 among the Land Records of Prince George's County, Maryland, against: Marjorie Feroe and Edward Davis III and by virtue of the power and authority granted by Order of Court, dated 5/7/2005, entered in Civil Case No. C16CV25002383 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 364,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 364,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not

LEGALS

TRUSTEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

Improved by the premises known as  
250 Mariner Passage, National Harbor, Maryland

receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee	
150530	(9-4-9-11,9-18)

LEGALS

TRUSTEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

Improved by the premises known as  
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50469 at folio 564 among the Land Records of Prince George's County, Maryland, against: Marjorie L. Feroe and Edward Davis III and by virtue of the power and authority granted by Order of Court, dated 5/7/2005, entered in Civil Case No. C16CV25002384 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 225,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 225,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee	
150531	(9-4-9-11,9-18)

PUBLIC HEARING

CITY OF LAUREL MAYOR AND CITY COUNCIL

MONDAY, SEPTEMBER 22, 2025

LAUREL MUNICIPAL CENTER

8103 SANDY SPRING ROAD

LAUREL, MD

6:00 P.M.

Text Amendment Application No. 268 (Ordinance No. 2044)

An Ordinance of the Mayor and City Council of Laurel, Maryland to Amend the Unified Land Development Code, Chapter 20, "land development and subdivision regulations," article 1, "zoning," division 2, "administration and enforcement," to add section 20-3-7, "validation of a permit or license issued in error" for recommendation to the Mayor and City Council. This meeting will be held in-person. The public is welcome to attend and to testify, except at the Council Work Session. For more meeting details, please visit <https://www.cityoflaurel.org/register-to-speak> and submit a speaker list if you wish to speak.

150528	(9-4-9-11,9-18)
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LEGALS

TRUSTEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

Improved by the premises known as  
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50468 at folio 284 among the Land Records of Prince George's County, Maryland, against: Tawanna M Dickerson and by virtue of the power and authority granted by Order of Court, dated 5/8/2005, entered in Civil Case No. C-16-CV-25-002402 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 405,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a /an Annual Ownership Interest and has been allocated 405,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee	
150535	(9-4-9-11,9-18)

L. Paul Jackson, II 1101 Mercantile Lane, Suite 240 Largo, Maryland 20774 301-925-1800	Shawn S. Hought, Jr. 308 Crain Highway NW Glen Burnie, MD 21061 410-590-7700
NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS	NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DOLLY A. STEVENSON

Notice is given that Mary Meredith, whose address is 4122 Lane Place, NE, Washington, DC 20019, was on August 28, 2025 appointed Personal Representative of the estate of Dolly A. Stevenson, who died on June 30, 2025 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of February, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

MARY MEREDITH Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 138471	

150593

(9-11,9-18,9-25)

VALERIE BARNES Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 138356	

150594

(9-11,9-18,9-25)



LEGALS

COHN, GOLDBERG & DEUTSCH, LLC  
1099 WINTERSON ROAD,SUITE 301  
LINTHICUM HEIGHTS, MD 21090  
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

3837 HAMILTON STREET UNIT 101  
HYATTSVILLE, MD 20781

By authority contained in a Deed of Trust dated February 7, 2003 and recorded in Liber 16989, Folio 458, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$73,100.00, and an interest rate of 5.875%, default having occurred there-under, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex-If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 23, 2025 AT 11:30 AM

ALL THAT FEE SIMPLE property more fully described in the afore-said Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$5,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settle-ment is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not other-wise divested by ratification of the sale are payable by purchaser with-out adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by pur-chaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys’ fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser’s sole remedy shall be the return of deposit without interest.

Potential Bidders: For sale information, please visit www.Auction.com or call (800) 280-2832.

Richard E. Solomon, et al., Sub. Trustees  
Substitute Trustees

Tidewater Auctions, LLC  
(410) 825-2900  
www.tidewaterauctions.com  
www.auction.com

150522(9-4,9-11,9-18)

AWBF LAW, P.C.  
ATTORNEYS AND COUNSELORS AT LAW  
1401 Rockville Pike, Suite 650  
Rockville, MD 20852  
TELEPHONE (301) 738-7657  
TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE

Improved by premises known as  
8406 Cinema Court, Clinton, Maryland 20735-2281

By virtue of the power and authority contained in a Deed of Trust from MÓNICA GOODWINE AKA MONICA PALMER-GOODWINE, dated August 26, 2019 and recorded in Liber 42646 at Folio 528 among the land records of PRINCE GEORGE’S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George’s County Courthouse Complex, Upper Marlboro, Mary-land on

WEDNESDAY, OCTOBER 1, 2025 AT 3:05 P.M.

all that property described in said Deed of Trust as follows:

Lot numbered Sixteen (16) in Block Lettered "B", in the subdivision known as "Seligson's Addition to Chris Mar Manor", as per plat recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 145 at Plat No. 28.

For Informational Purposes Only

The Improvements thereon being known as 8406 Cinema Court, Clin-ton, MD 20735. Tax ID# 9-0953893

Said property is improved by **A Dwelling and Is SOLD IN "AS IS CONDITION"**

TERMS OF SALE: A deposit of \$16,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.050% per annum from the date of sale to the date of payment will be paid within ten days after the final rati-fication of the sale.

Adjustments on all taxes, public charges and special or regular assess-ments will be made as of the date of sale and thereafter assumed by pur-chaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by pur-chaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not rat-ified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN and ERICA T. DAVIS,  
Substitute Trustees, by virtue of Instrument recorded  
among the land records of Prince George’s County, Maryland

Brenda DiMarco, Auctioneer  
14804 Main Street  
Upper Marlboro, MD 20772  
Phone#: 301-627-1002  
Auctioneer's Number # A000580

150592(9-11,9-18,9-25)

LEGALS

TRUSTEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

Improved by the premises known as  
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50468 at folio 299 among the Land Records of Prince George's County, Maryland, against: Jose A. Cabrera and Maria Gloria A. Cabrera and by virtue of the power and authority granted by Order of Court, dated 5/9/2005, entered in Civil Case No. C-16-CV-25-002416 in the Circuit Court for Prince George’s County, Maryland, and at the request of the party se-cured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 28,000/ 2,855,944,500 fractional fee simple undivided Standard Vac-ation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Cap-ital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in “Declaration of Condominium for Capital Cove at National Har-bor, a Condominium” dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Annual Ownership Interest and has been allocated 28,000 Points at the time of pur-chase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George’s County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of pay-ment to the trustee. Provided, however, that if the holder of the interest se-cured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, re-strictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, pur-chaser’s sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, ex-amination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or reg-ular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the pur-chaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150540(9-4,9-11,9-18)

LEGALS

TRUSTEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

Improved by the premises known as  
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50468 at folio 302 among the Land Records of Prince George’s County, Maryland, against: Jacob D. Lustig and by virtue of the power and authority granted by Order of Court, dated 5/8/2005, entered in Civil Case No. C-16-CV-25-002418 in the Circuit Court for Prince George’s County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County courthouse com-plex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 84,000/ 2,855,944,500 fractional fee simple undivided Standard Vac-ation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Cap-ital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in “Declaration of Condominium for Capital Cove at National Har-bor, a Condominium” dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/ an Biennial Ownership Interest and has been allocated 168,000 Points at the time of pur-chase for use by the Grantees in Odd year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George’s County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of pay-ment to the trustee. Provided, however, that if the holder of the interest se-cured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not

LEGALS

receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, re-strictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, pur-chaser’s sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, ex-amination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or reg-ular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the pur-chaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to ter-mination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150541(9-4,9-11,9-18)

LEGALS

TRUSTEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

Improved by the premises known as  
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50468 at folio 305 among the Land Records of Prince George’s County, Maryland, against: Ruby Holm and Karl Edward Holm and by virtue of the power and authority granted by Order of Court, dated 5/9/2005, entered in Civil Case No. C-16-CV-25-002422 in the Circuit Court for Prince George’s County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 1,330,000/ 389,331,000 fractional fee simple undivided Designated Vac-ation Ownership Interest (the “Designated VOI”) in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) lo-cated in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in “Declaration of Condominium for Capital Cove at National Harbor, a Condominium” dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Desig-nated VOIs and excludes any interest in both the Standard VOI Units and the Commercial Sub-Units. Designated VOI Units total 18, and are all Residential Sub-Units that are not the 232 Standard VOI Units which 18 Designated VOI Units are outlined above. The Designated VOI possesses a/ an Annual Own-ership Interest and has been allocated 1,330,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Designated VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George’s County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of pay-ment to the trustee. Provided, however, that if the holder of the interest se-cured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, re-strictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, pur-chaser’s sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, ex-amination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or reg-ular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the pur-chaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150542(9-4,9-11,9-18)

LEGALS

PUBLIC HEARING

CITY OF LAUREL MAYOR AND CITY COUNCIL

MONDAY, SEPTEMBER 22, 2025

LAUREL MUNICIPAL CENTER

8103 SANDY SPRING ROAD

LAUREL, MD

6:00 P.M.

Text Amendment Application No. 267 (Ordinance No. 2043)

An ordinance of the Mayor and City Council of Laurel, Maryland to amend the Unified Land Development Code, Chapter 20, “land development and subdivision regulations,” section 20-22.50, “interim limited retail uses and providing an effective date” for **recommendation** to the Mayor and City Council.

This meeting will be held in-person. The public is welcome to attend and to testify, except at the Council Work Session. For more meeting details, please visit <https://www.cityoflaurel.org/register-to-speak> and submit a speaker list if you wish to speak.

150527(9-4,9-11,9-18)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

1099 WINTERSON ROAD,SUITE 301

LINTHICUM HEIGHTS, MD 21090

www.cgd-law.com/sales

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

3808 ELDBRIDGE TERRACE

BOWIE, MD 20716

By authority contained in a Deed of Trust dated September 30, 2022 and recorded in Liber 48294, Folio 112, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$348,570.00, and an interest rate of 6.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 30, 2025 AT 11:30 AM

ALL THAT FEE SIMPLE property more fully described in the afore-said Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$33,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys’ fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser’s sole remedy shall be the return of deposit without interest.

Richard E. Solomon, et al.

Substitute Trustees

Tidewater Auctions, LLC

(410) 825-2900

www.tidewaterauctions.com

www.ServiceLink.com (Hudson Marshall)

150604

(9-11,9-18,9-25)

LEGALS

ORDER OF PUBLICATION BY POSTING

GILMA RODRIGUEZ

VS.

JOHN DOE

In the Circuit Court for Prince George’s County, Maryland

Case Number: C-16-FM-25-004705

ORDERED, ON THIS 5th day of September 2025, by the Circuit Court for Prince George’s County MD:

That the Defendant, John Doe is hereby notified that the Plaintiff, has filed a COMPLAINT FOR SOLE LEGAL AND PHYSICAL CUSTODY And APPROVAL AND FACTUAL FINDINGS TO PERMIT MINOR CHILD’S APPLICATION FOR SPECIAL IMMIGRANT JUVENILE STATUS naming him/her as the defendant and stating that the Defendant’s last known address is: UNKNOWN, UNKNOWN and therefore it is;

ORDERED, that in accordance with Maryland Rule 2-122, this Order shall be published at least once a week in each of three successive weeks in one or more newspapers of general circulation published in Prince George’s County and provide proof of publication to the Court, and it is further;

ORDERED, said publication to be completed by the 5th day of October 2025; and it is further

ORDERED, that the plaintiff shall mail, by regular mail (first class mail), to the defendant’s last known address, a copy of the signed order of Publication at least thirty days prior to the response date in said order; and it is further

ORDERED, THAT THE DEFENDANT, JOHN DOE, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 4th day of November 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

MAHASIN EL AMIN

Clerk of the Circuit Court for Prince George’s County, MD

True Copy—Test: Mahasin El Amin, Clerk

150600

(9-11,9-18,9-25)

Douglas L. Burgess

8640 Ridgelys Choice Drive

Suite 201A

Nottingham, MD 21236

410-870-5200

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MOLLY KATZ

AKA: MARSHA KATZ

Notice is given that Douglas L. Burgess, whose address is 8640 Ridgelys Choice Drive Ste 201A, Nottingham, MD 21236, was on August 26, 2025 appointed Personal Representative of the estate of Molly Katz AKA Marsha Katz who died on August 7, 2025 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 26th day of February, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent’s death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

DOUGLAS L. BURGESS

Personal Representative

CERETA A. LEE

REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY

P.O. Box 1729

UPPER MARLBORO, MD 20773-1729

Estate No. 138485

150564

(9-4,9-11,9-18)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

1099 WINTERSON ROAD,SUITE 301

LINTHICUM HEIGHTS, MD 21090

www.cgd-law.com/sales

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

9013 PINEHURST DRIVE

FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated October 29, 2014 and recorded in Liber 36471, Folio 519, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$208,587.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 30, 2025 AT 11:30 AM

ALL THAT FEE SIMPLE property more fully described in the afore-said Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$20,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys’ fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser’s sole remedy shall be the return of deposit without interest.

Richard E. Solomon, et al.

Substitute Trustees

Tidewater Auctions, LLC

(410) 825-2900

www.tidewaterauctions.com

150606

(9-11,9-18,9-25)

LEGALS

Stephanie L. Royal, Esq.

The Royal Legal Group, LLC

9841 Washingtonian Blvd.

Suite 200

Gaithersburg, MD 20878

301-275-9973

Helen M Whelan

Landsman Law Group

200-A Monroe Street Suite 110

Rockville, MD 20850

240-403-4300

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICK EUGENE WOODS, SR.

Notice is given that Mary Towanda Woods, whose address is 5804 Rehling Street, Temple Hills, MD 20748, was on August 20, 2025 appointed Personal Representative of the estate of Patrick Eugene Woods, Sr., who died on February 17, 2025 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 20th day of February, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent’s death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

MARY TOWANDA WOODS

Personal Representative

CERETA A. LEE

REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY

P.O. Box 1729

UPPER MARLBORO, MD 20773-1729

Estate No. 138098

150572

(9-4,9-11,9-18)

ROBYN L ADDISON

Personal Representative

CERETA A. LEE

REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY

P.O. Box 1729

UPPER MARLBORO, MD 20773-1729

Estate No. 133403

150573

(9-4,9-11,9-18)

LEGALS

NOTICE OF PUBLIC HEARING

CITY OF LAUREL, MARYLAND, BOARD OF APPEALS

THURSDAY, SEPTEMBER 25, 2025

6:00 P.M.

Appeals Application No. 975- 373 Main Street Laurel, MD 20707

“The applicant is appealing the issuance of a Stop Work Order by the City of Laurel Department of the Fire Marshall and Permit Services on July 3, 2025, for its failure to address construction that is impeding light and ventilation to an adjoining property, pursuant to 2021 IBC 1205.1, and 2021 IMPC 402.1, in connection with the renovation project under City of Laurel Permit No. 20250072 for the property located at 373 Main Street.

Meetings pertaining to this application will be held in-person. The public is welcome to attend and to testify. For meeting details, please visit <https://www.cityoflaurel.org/1534/Meetings-Agendas-and-Minutes> and submit a speaker list if you wish to speak.

150615

(9-18)

Special Exception Application No. 974- 8003 Laurel Lakes Court Laurel, MD 20707

“The applicant, Habitat for Humanity is seeking a Special Exception to establish and operate an Interim Limited Retail (Habitat Restore).”

Meetings pertaining to this application will be held in-person. The public is welcome to attend and to testify. For meeting details, please visit <https://www.cityoflaurel.org/1534/Meetings-Agendas-and-Minutes> and submit a speaker list if you wish to speak.

150615

(9-18)

LEGALS

PRINCE GEORGE’S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

SEPTEMBER 23, 2025

NOTICE IS HEREBY GIVEN: that applications have been made with the Board of License Commissioners for Prince George’s County, Maryland, for the following alcoholic beverage licenses in accordance with the provisions of the Alcoholic Beverage Article.

DELIVERY

t/a Collington Wine & Spirits, Ashuta Tandon, Member-Manager Class A, Beer, Wine and Liquor, Collinton Wine & Spirits, LLC, 3400 Crain Highway, Bowie, 20716. - Request for a Delivery Permit.

TRANSFER

Balwinder Singh Chata, President, Secretary, and Treasurer, Melvin Haft, Assistant Secretary for a Class A, Beer, Wine and Liquor for the use of Othi Operating Corporation, t/a East Pine Liquors, 6801 Riverdale Road, Riverdale, 20737 transfer from Othi Operating Corporation, t/a East Pine Liquors, 6801 Riverdale Road, Riverdale, 20737, Mohinder Othi, President, Secretary, and Treasurer, and Melvin Haft, Vice President.

Aahishkumar S. Patel, Member-Manager, for a Class D, Beer and Wine for the use of Jai Krishna, LLC, t/a Dyson’s General Store, 13706 Brandywine Road, Brandywine, 20613, transfer from My Dyson’s Store, LLC, t/a Dyson’s General Store, 13706 Brandywine Road, Brandywine, 20613, Donnell E. Singley, Member-Manager.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, September 23, 2025. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC’s website at <http://bolc.mypgc.us>, or you may email [BLC@co.pg.md.us](mailto:BLC@co.pg.md.us) to request the link. Letters of Support or Oppositions should be submitted to our office at least 5 days prior to the day of the hearing. Additional information may be obtained by contacting the Board’s Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard

Director

September 3, 2025

150612

(9-11,9-18)

LEGALS

THIS IS A COURT ORDER. IF YOU DO NOT UNDERSTAND WHAT THE ORDER SAYS, BE SURE TO HAVE SOMEONE EXPLAIN IT TO YOU.

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND

SITTING AS A JUVENILE COURT

In Re: GUARDIANSHIP OF: BROOKLYN CATALINA B.

Respondent

TPR Case No. C-16-JV-25-000193

CROSS-REFERENCE WITH: CINA Case No. C-16-JV-23-000851

NOTICE BY PUBLICATION TO FATHER

To: JOHN DOE

Relationship: FATHER

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George’s County, Maryland, case number C-16-JV-25-000193. All persons who believe themselves to be the parents of a female child born on the 10th day of November 2023, at Holy Cross Hospital in Montgomery County, Maryland to Brittanie Brown, natural mother, aged 34 years old at time of birth, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk’s Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

Stenise Rolle

Associate Judge

Seventh Judicial Circuit

For Prince George’s County, Maryland

150655

(9-18)

ORDER OF PUBLICATION BY POSTING

RENE MATUTE ROMERO

VS.

CARLOS CANTARERO MATUTE, ET AL.

In the Circuit Court for Prince George’s County, Maryland

Case Number: C-16-FM-25-002752

ORDERED, ON THIS 11th day of September, 2025, by the Circuit Court for Prince George’s County MD:

That the Defendant, Carlos Abel Cantarero, is hereby notified that the Plaintiff, has filed a COMPLAINT FOR SOLE PHYSICAL AND SOLE LEGAL CUSTODY and MOTION FOR SPECIAL IMMIGRANT JUVENILE STATUS FINDINGS naming him/her as the defendant and stating that the Defendant’s last known address is: Unknown, Honduras, and therefore it is;

ORDERED, this Order shall be published at least once a week in each of three successive weeks in one or more newspapers of general circulation published in Prince George’s County and provide proof of publication to the Court, and it is further;

ORDERED, said publication to be completed by the 11th day of October 2025; and it is further;

ORDERED, this Order shall be published in one or more newspapers of general circulation published in the city in Honduras where the Defendant lived and provide proof of publication to the Court, and it is further;

ORDERED, said publication to be completed by the 10th day of November, 2025; and it is further;

ORDERED, THAT THE DEFENDANT, CARLOS ABEL CANTARERO, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 10th day of December, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

MAHASIN EL AMIN

Clerk of the Circuit Court for Prince George’s County, MD

True Copy—Test: Mahasin El Amin, Clerk

150616

(9-18,9-25,10-2)

ORDER OF PUBLICATION BY POSTING

CLEO NASH

VS.

CECILIA DYSON, ET AL.

In the Circuit Court for Prince George’s County, Maryland

Case Number: C-16-FM-24-008472

Other Reference Number(s): CAD22-15484; C-16-FM-24-002070

ORDERED, ON THIS 28th day of August, 2025, by the Circuit Court for Prince George’s County MD:

That the Defendant, JOHN DOE is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CHILD CUSTODY, VISITATION, AND OTHER APPROPRIATE RELIEF naming him/her as the defendant and the further relief of and stating that the Defendant’s last known address is: UNKNOWN, UNKNOWN and therefore it is;

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 27th day of September 2025; and it is further;

ORDERED, that this Order shall be published at least once a week in each of three successive weeks in one or more newspapers of general circulation published in Prince George’s County and provide proof of publication to the Court, and it is further;

ORDERED, said publication to be completed by the 27th day of September 2025; and it is further;

ORDERED, THAT THE DEFENDANT, JOHN DOE, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 27th day of October 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

MAHASIN EL AMIN

Clerk of the Circuit Court for Prince George’s County, MD

True Copy—Test: Mahasin El Amin, Clerk

150579

(9-4,9-11,9-18)

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LEGALS

TRUSTEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

Improved by the premises known as  
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50469 at folio 573 among the Land Records of Prince George's County, Maryland, against: Heidi R Unzicker and Ores D Unzicker and by virtue of the power and authority granted by Order of Court, dated 5/8/2005, entered in Civil Case No. C-16-CV-25-002389 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 603,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 603,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150532 (9-4-9-11,9-18)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MAE RUTH PROCTOR

Notice is given that Mark S Proctor, whose address is 13706 Park Ave, Brandywine, MD 20613, and Thelma A Wilson, whose address is 6113 Marlin Lane, Camp Springs, MD 20748, were on August 20, 2025 appointed Co-Personal Representatives of the estate of Mae Ruth Proctor who died on January 26, 2025 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the co-personal representatives or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of February, 2026.

Any person having a claim against the decedent must present the claim to the undersigned co-personal representatives or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Two months after the co-personal representatives mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

MARK S PROCTOR THELMA A WILSON Co-Personal Representatives	THOMAS A WARNER Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 137062	Estate No. 138210
150571 (9-4-9-11,9-18)	150575 (9-4-9-11,9-18)

LEGALS

TRUSTEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

Improved by the premises known as  
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50469 at folio 576 among the Land Records of Prince George's County, Maryland, against: Nancy N Solnick and Paul B Solnick and by virtue of the power and authority granted by Order of Court, dated 5/8/2005, entered in Civil Case No. C-16-CV-25-002390 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 400,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 400,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150533 (9-4-9-11,9-18)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
FRANKLIN NEIL BROWN

Notice is given that Kenya Middleton-Brown, whose address is 359 E 96th St Apt 2R, Brooklyn, NY 11212-2633, was on August 26, 2025 appointed Personal Representative of the estate of Franklin Neil Brown who died on December 7, 2024 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of February, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

KENYA MIDDLETON-BROWN Personal Representative	MARCUS YOCUM Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 137984	Estate No. 138405
150569 (9-4-9-11,9-18)	150570 (9-4-9-11,9-18)

LEGALS

TRUSTEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

Improved by the premises known as  
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50469 at folio 567 among the Land Records of Prince George's County, Maryland, against: George M Dickerson Jr, Margaret Dickerson and Brenda K Reeves and by virtue of the power and authority granted by Order of Court, dated 5/8/2005, entered in Civil Case No. C-16-CV-25-002385 in the Circuit Court for Prince George's County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 673,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 673,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George's County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser's sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150534 (9-4-9-11,9-18)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
CAROLYN SHREE BRYANT

Notice is given that Tyleaka Bryant, whose address is 3209 75th Ave Apt 102, Hyattsville, MD 20785-1934, was on September 2, 2025 appointed Personal Representative of the estate of Carolyn Shree Bryant, who died on June 23, 2025 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of March, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

TYLEAKA BRYANT Personal Representative	LESLIE AMBROSE Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 138503	Estate No. 138216
150595 (9-11,9-18,9-25)	150588 (9-11,9-18,9-25)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC  
1099 WINTERSON ROAD,SUITE 301  
LINTHICUM HEIGHTS, MD 21090  
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

3914 ESSEX COURT  
TEMPLE HILLS, MD 20748

By authority contained in a Deed of Trust dated December 21, 2006 and recorded in Liber 27070, Folio 533, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$240,305.00, and an interest rate of 6.870%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 30, 2025 AT 11:30 AM

ALL THAT FEE SIMPLE property more fully described in the afore-said Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$13,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

Richard E. Solomon, et al.  
Substitute Trustees

Tidewater Auctions, LLC  
(410) 825-2900  
www.tidewaterauctions.com

150608 (9-11,9-18,9-25)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC  
1099 WINTERSON ROAD,SUITE 301  
LINTHICUM HEIGHTS, MD 21090  
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

13207 CRESTMAR COURT  
UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated October 26, 2015 and recorded in Liber 37575, Folio 194, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$480,460.00, and an interest rate of 3.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 30, 2025 AT 11:30 AM

ALL THAT FEE SIMPLE property more fully described in the afore-said Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$52,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

Richard E. Solomon, et al.  
Substitute Trustees

Tidewater Auctions, LLC  
(410) 825-2900  
www.tidewaterauctions.com

150609 (9-11,9-18,9-25)

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LEGALS

COHN, GOLDBERG & DEUTSCH, LLC  
1099 WINTERSON ROAD,SUITE 301  
LINTHICUM HEIGHTS, MD 21090  
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

7808 AYLESFORD LANE  
LAUREL, MD 20707

By authority contained in a Deed of Trust dated August 9, 2022 and recorded in Liber 48035, Folio 343, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$330,000.00, and an interest rate of 4.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 23, 2025 AT 10:00 AM

ALL THAT FEE SIMPLE property more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$31,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

Potential Bidders: For sale information, please visit www.Auction.com or call (800) 280-2832.

Richard E. Solomon, et al., Sub. Trustees  
Substitute Trustees

Tidewater Auctions, LLC  
(410) 825-2900  
www.tidewaterauctions.com

150523 (9-4,9-11,9-18)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC  
1099 WINTERSON ROAD,SUITE 301  
LINTHICUM HEIGHTS, MD 21090  
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

12437 SURREY CIRCLE DRIVE  
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated February 8, 2007 and recorded in Liber 27304, Folio 440, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$560,000.00, and an interest rate of 3.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 30, 2025 AT 11:30 AM

ALL THAT FEE SIMPLE property more fully described in the afore-said Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$33,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

Richard E. Solomon, et al.  
Substitute Trustees

Tidewater Auctions, LLC  
(410) 825-2900  
www.tidewaterauctions.com

150607 (9-11,9-18,9-25)

LEGALS

OFFICIAL NOTICE  
TOWN OF UPPER MARLBORO 2025 ELECTION  
- VOTER REGISTRATION

Registration with the Prince George’s County Board of Elections by a voter who resides in the corporate limits of the Town and whose address is reflected on the rolls as a Town resident shall be deemed registration registered for the Town elections. A person continues to have the choice to register only with the Town for its elections and not to register with the Prince George’s County Board of Elections. Persons desiring to register only with the Town may register at Town Hall during normal working hours; or upon request, may receive an application by mail. Registration shall be permanent, and no person shall be entitled to vote in Town elections unless they are registered to vote at least thirty (30) days prior to the election. Register at: Town Hall, 14211 School Ln (M–F, 9am–5pm) 301-627-6905. Deadline to register to vote in the November 04, 2025 Election of the Town Council for the Town of Upper Marlboro is Monday, October 06, 2025 C.O.B.

Telaya Bush, Town Clerk

150659 (9-18)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC  
1099 WINTERSON ROAD,SUITE 301  
LINTHICUM HEIGHTS, MD 21090  
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED  
REAL PROPERTY

7905 HASTINGS LANE  
CLINTON, MD 20735

By authority contained in a Deed of Trust dated January 14, 2021 and recorded in Liber 44798, Folio 457, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$431,650.00, and an interest rate of 2.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

OCTOBER 7, 2025 AT 10:00 AM

ALL THAT FEE SIMPLE property more fully described in the afore-said Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$39,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

Potential Bidders: For sale information, please visit www.Auction.com or call (800) 280-2832.

Richard E. Solomon, et al.,  
Substitute Trustees

Tidewater Auctions, LLC  
(410) 825-2900  
www.tidewaterauctions.com

150660 (9-18,9-25,10-2)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC  
1099 WINTERSON ROAD,SUITE 301  
LINTHICUM HEIGHTS, MD 21090  
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

9815 OXBRIDGE WAY  
MITCHELLVILLE, MD 20721

By authority contained in a Deed of Trust dated March 23, 2009 and recorded in Liber 30512, Folio 143, modified by Loan Modification Agreement recorded on March 30, 2023, at Liber No. 48704, Folio 382, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$510,951.00, and an interest rate of 4.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 23, 2025 AT 11:30 AM

ALL THAT FEE SIMPLE property more fully described in the afore-said Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$49,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

Richard E. Solomon, et al., Sub. Trustees  
Substitute Trustees

Tidewater Auctions, LLC  
(410) 825-2900  
www.tidewaterauctions.com

150526 (9-4,9-11,9-18)

LEGALS

LEGAL NOTICE  
CITY OF BOWIE, MD

Charter Amendment Resolution CAR-2-25 Amending Sec. 61, "Purchasing and Contracting", and Sec. 62, "Cooperative Bidding", of the City Charter to Authorize the City Council to Set Purchasing Requirements and Procedures by Ordinance.

Introduced by the Council of the City of Bowie, Maryland on August 4, 2025, and passed by the Council of the City of Bowie, Maryland on September 2, 2025.

Alfred D. Lott  
City Manager

150597 (9-11,9-18,9-25,10-2)



LEGALS

TRUSTEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

Improved by the premises known as  
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50468 at folio 308 among the Land Records of Prince George’s County, Maryland, against: Delores M. Woods and Willie J. Woods and by virtue of the power and authority granted by Order of Court, dated 5/9/2005, entered in Civil Case No. C-16-CV-25-002424 in the Circuit Court for Prince George’s County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 192,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 192,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George’s County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser’s sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150543 (9-4,9-11,9-18)

LEGALS

TRUSTEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

Improved by the premises known as  
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50470 at folio 72 among the Land Records of Prince George’s County, Maryland, against: LYNN FULMORE AND CHERYL LYNETTE FULMORE and by virtue of the power and authority granted by Order of Court, dated 5/8/2005, entered in Civil Case No. C-16-CV-25-002429 in the Circuit Court for Prince George’s County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 1,038,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Designated VOIs and excludes any interest in both the Standard VOI Units and the Commercial Sub-Units. Designated VOI Units total 18, and are all Residential Sub-Units that are not the 232 Standard VOI Units which 18 Designated VOI Units are outlined above. The Designated VOI possesses a/an Annual Ownership Interest and has been allocated 1,038,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Designated VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George’s County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, res-

LEGALS

strictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser’s sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150544 (9-4,9-11,9-18)

LEGALS

TRUSTEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

Improved by the premises known as  
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50470 at folio 75 among the Land Records of Prince George’s County, Maryland, against: Laurence Go and Astrid Go and Maria Go and by virtue of the power and authority granted by Order of Court, dated 5/8/2005, entered in Civil Case No. C-16-CV-25-002430 in the Circuit Court for Prince George’s County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 500,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 500,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George’s County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser’s sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150545 (9-4,9-11,9-18)

LEGALS

TRUSTEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

Improved by the premises known as  
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50470 at folio 78 among the Land Records of Prince George’s County, Maryland, against: Lucy S. Sweeney and by virtue of the power and authority granted by Order of Court, dated 5/8/2005, entered in Civil Case No. C-16-CV-25-002431 in the Circuit Court for Prince George’s County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 466,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community,

LEGALS

250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 466,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George’s County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser’s sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150546 (9-4,9-11,9-18)

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Call 301-627-0900 Today!

LEGALS

AWBF LAW, P.C.  
ATTORNEYS AND COUNSELORS AT LAW  
1401 Rockville Pike, Suite 650  
Rockville, MD 20852  
TELEPHONE (301) 738-7657  
TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
as 714 Eucla Drive, Waldorf, MD 20601

By virtue of the power and authority contained in a Deed of Trust from JANIQUE F. MÜCKELVENE, dated March 29, 2017 and recorded in Liber 39429 at Folio 387 among the land records of PRINCE GEORGE’S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, OCTOBER 1, 2025 AT 3:00 P.M.

all that property described in said Deed of Trust as follows:

BEING KNOWN AND DESIGNATED as lot numbered two (2) in Block A, in the subdivision known as Blocks A & B, Accokeek Acres”, as per Plat thereof recorded among the Land Records of Prince George’s County, Maryland in Plat Book WWW 63, folio 10.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

TERMS OF SALE: A deposit of \$10,500.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,  
and ERICA T. DAVIS  
Substitute Trustees, by virtue of Instrument recorded  
among the land records of Prince George’s County, Maryland

Brenda DiMarco, Auctioneer  
14804 Main Street  
Upper Marlboro, MD 20772  
Phone#: 301-627-1002  
Auctioneer's Number #A000580

150610 (9-11,9-18,9-25)



LEGALS

TRUSTEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

Improved by the premises known as  
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50468 at folio 287 among the Land Records of Prince George’s County, Maryland, against: James H Dwight and Elizabeth V Dwight, Trustees of The DMB Trust, dated November 27, 2012 and by virtue of the power and authority granted by Order of Court, dated 5/5/2005, entered in Civil Case No. C-16-CV-25-002410 in the Circuit Court for Prince George’s County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 1,632,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the “Timeshare Project”) as described in “Declaration of Condominium for Capital Cove at National Harbor, a Condominium” dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland (“Land Records”) in Liber 31006, folio 457 et seq., (the “Declaration”) with one or more plats attached (the “Plats”), (the Declaration and the Plats, collectively, the “Timeshare Declaration”).

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 1,632,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George’s County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in “as is” condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser’s sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150536 (9-4,9-11,9-18)

LEGALS

TRUSTEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

Improved by the premises known as  
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50468 at folio 290 among the Land Records of Prince George’s County, Maryland, against: Rebecca I. Newton and by virtue of the power and authority granted by Order of Court, dated 5/8/2005, entered in Civil Case No. C-16-CV-25-002412 in the Circuit Court for Prince George’s County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 168,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the “Timeshare Project”) as described in “Declaration of Condominium for Capital Cove at National Harbor, a Condominium” dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland (“Land Records”) in Liber 31006, folio 457 et seq., (the “Declaration”) with one or more plats attached (the “Plats”), (the Declaration and the Plats, collectively, the “Timeshare Declaration”).

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 168,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George’s County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

LEGALS

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in “as is” condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser’s sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150537 (9-4,9-11,9-18)

LEGALS

TRUSTEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

Improved by the premises known as  
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50468 at folio 293 among the Land Records of Prince George’s County, Maryland, against: Jessie T. Chamberlain and David Chamberlain and by virtue of the power and authority granted by Order of Court, dated 5/8/2005, entered in Civil Case No. C-16-CV-25-002414 in the Circuit Court for Prince George’s County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 1,970,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the “Designated VOI”) in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the “Timeshare Project”) as described in “Declaration of Condominium for Capital Cove at National Harbor, a Condominium” dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland (“Land Records”) in Liber 31006, folio 457 et seq., (the “Declaration”) with one or more plats attached (the “Plats”), (the Declaration and the Plats, collectively, the “Timeshare Declaration”).

This conveyance applies only to Residential Sub-Units containing Designated VOIs and excludes any interest in both the Standard VOI Units and the Commercial Sub-Units. Designated VOI Units total 18, and are all Residential Sub-Units that are not the 232 Standard VOI Units which 18 Designated VOI Units are outlined above. The Designated VOI possesses a/an Annual Ownership Interest and has been allocated 1,970,000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Designated VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George’s County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in “as is” condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser’s sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150538 (9-4,9-11,9-18)

*The Prince George’s Post*  
*Proudly Serving*  
*Prince George’s County*  
*Since 1932*

LEGALS

TRUSTEE'S SALE  
OF TIMESHARE INTEREST IN VALUABLE  
IMPROVED REAL ESTATE

Improved by the premises known as  
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated 11/20/2024, recorded 1/3/2025, in Liber 50468 at folio 296 among the Land Records of Prince George’s County, Maryland, against: Robert N Jones and by virtue of the power and authority granted by Order of Court, dated 5/8/2005, entered in Civil Case No. C-16-CV-25-002415 in the Circuit Court for Prince George’s County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, SEPTEMBER 24, 2025, AT 11:00 AM

the real property described as follows:

One 84,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the “Timeshare Project”) as described in “Declaration of Condominium for Capital Cove at National Harbor, a Condominium” dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland (“Land Records”) in Liber 31006, folio 457 et seq., (the “Declaration”) with one or more plats attached (the “Plats”), (the Declaration and the Plats, collectively, the “Timeshare Declaration”).

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in all of the Designated VOI Units and all of the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Biennial Ownership Interest and has been allocated 168,000 Points at the time of purchase for use by the Grantees in Odd year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George’s County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in “as is” condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser’s sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

150539 (9-4,9-11,9-18)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
PATRICIA LEE AHERN

Notice is given that Patrick J Ahern II, whose address is 14809 Arabian Ln, Bowie, MD 20715, was on August 28, 2025 appointed Personal Representative of the estate of Patricia Lee Ahern who died on August 10, 2024 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 28th day of February, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent’s death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

PATRICK J AHERN II  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 138488  
150589 (9-11,9-18,9-25)

LEGALS

ORDER OF PUBLICATION  
BY POSTING

KYLE SHREVE

VS.

TINA JONES

In the Circuit Court for  
Prince George’s County, Maryland

Case Number: C-16-FM-25-004695

ORDERED, ON THIS 5th day of September, 2025, by the Circuit Court for Prince George’s County MD:

That the Defendant, TINA JONES is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY naming him/her as the defendant and stating that the Defendant’s last known address is: 3 Pooks Hill Road #916, Bethesda, MD, 20814, and therefore it is;

ORDERED, that this Order shall be published at least once a week in one or more successive weeks in each of three newspapers of general circulation published in Prince George’s County and provide proof of publication to the Court, and it is further;

ORDERED, said publication to be completed by the 5th day of October 2025; and it is further;

ORDERED, that the plaintiff shall mail, by regular mail (first class mail), to the defendant’s last known address, a copy of the signed order of Publication at least thirty days prior to the response date in said order; and it is further

ORDERED, THAT THE DEFENDANT, TINA JONES, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 4th day of November, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

MAHASIN EL AMIN  
Clerk of the Circuit Court for  
Prince George’s County, MD

True Copy—Test:  
Mahasin El Amin, Clerk  
150596 (9-11,9-18,9-25)

LEGALS

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS A JUVENILE COURT

In Re: GUARDIANSHIP OF: REIGN C.

Case No.: C-16-JV-25-000211  
CROSS-REFERENCE WITH: CINA-22-0110

NOTICE BY PUBLICATION  
TO FATHER

To: JOHN DOE  
Relationship: Natural Father

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, Case No. C-16-JV-25-000211. All persons who believe themselves to be the parents of a male child born on the 25th of July 2022, in Greenbelt, Maryland to Demetra Rainwater, natural mother, aged 31 years old at the time of birth and John Doe, putative father, date of birth unknown, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772; telephone number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

Stenise Rolle  
JUDGE  
150653 (9-18)

NOTICE

Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
Kevin Hildebeidel  
1099 Winterson Road, Suite 301  
Linthicum Heights, MD 21090  
Substitute Trustees,  
Plaintiffs  
v.  
Ellen M. Burns  
AND  
John T. Burns  
10133 Ellard Drive  
Lanham, MD 20706  
Defendants  
Michael Vacek  
2271 Prince Of Wales Court  
Bowie, MD 20716  
Defendant

In the Circuit Court for Prince George's County, Maryland  
Case No. C-16-CV-25-002915

Notice is hereby given this 11th day of September, 2025, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of October, 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 13th day of October, 2025.  
The Report of Sale states the amount of the foreclosure sale price to be \$242,000.00. The property sold herein is known as 2271 Prince Of Wales Court, Bowie, MD 20716.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
150656 (9-18,9-25,10-2)

SMALL ESTATE  
NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
EDWIN B BROOKS

Notice is given that Andrea Brooks, whose address is 13562 Lord Sterling Pl, Upper Marlboro, MD 20772, was on January 28, 2025 appointed personal representative of the small estate of Edwin B Brooks, who died on December 10, 2024 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

ANDREA BROOKS  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 135825  
150626 (9-18)

NOTICE OF CIVIL ACTION

SOFTMOC USA, INC.  
v.  
G&C TRANSPORTATION, LLC  
United States District Court for the District of Maryland,  
Civil Action No. 8:25-cv-00389-PX  
To G&C Transportation LLC:

You are hereby notified that a lawsuit has been filed against you in the United States District Court for the District of Maryland for negligence, and for claims arising under the Carmack Amendment in connection with the shipment of goods that were lost. If you fail to respond to this lawsuit by October 2, 2025, a default judgment may be entered against you. The response must be signed by you or your attorney and mailed to the following:

Clerk of Court  
District of Maryland  
6500 Cherrywood Lane  
Greenbelt, MD 20770  
Eric Yaffe (USDC MD No. 15595)  
Lathrop GPM LLP  
The Watergate  
600 New Hampshire Avenue,  
N.W. Suite 700  
Washington, D.C. 20037

150658 (9-18,9-25,10-2,10-9)

LEGALS

NOTICE

Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
Kevin Hildebeidel  
1099 Winterson Road, Suite 301  
Linthicum Heights, MD 21090  
Substitute Trustees,  
Plaintiffs  
v.  
Ellen M. Burns  
AND  
John T. Burns  
10133 Ellard Drive  
Lanham, MD 20706  
Defendants

In the Circuit Court for Prince George's County, Maryland  
Case No. C-16-CV-22-000805

Notice is hereby given this 11th day of September, 2025, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of October, 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 13th day of October, 2025.  
The Report of Sale states the amount of the foreclosure sale price to be \$681,665.93. The property sold herein is known as 10133 Ellard Drive, Lanham, MD 20706.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
150657 (9-18,9-25,10-2)

SMALL ESTATE  
NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
ROLAND WILLIS BEACH JR

Notice is given that Darlene Sullivan, whose address is 505 Branch Line Rd Unit #11, Odenton, MD 21113, was on March 3, 2025 appointed personal representative of the small estate of Roland Willis Beach Jr, who died on March 24, 2023 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

DARLENE SULLIVAN  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 136526  
150627 (9-18)

LEGALS

SMALL ESTATE  
NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
MALISSIA WIMBISH

Notice is given that Erica Wingfield, whose address is 2018 Crestwick Pl, District Heights, MD 20747, was on December 10, 2024 appointed personal representative of the small estate of Malissia Wimbish who died on November 23, 2020 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

ERICA WINGFIELD  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 135685  
150617 (9-18)

LEGALS

SMALL ESTATE  
NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
KONRAD ADOLPH AUGUSTIN

Notice is given that Manfred Augustin, whose address is 16116 Asa Dr, Spencerville, MD 20868-9736, was on September 8, 2025 appointed personal representative of the small estate of Konrad Adolph Augustin who died on December 4, 2024 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

MANFRED AUGUSTIN  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 138575  
150621 (9-18)

SMALL ESTATE  
NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
CARRIE TILLMAN

Notice is given that Evetta Harold, whose address is 3516 Portal Ave, Temple Hills, MD 20748-3444, was on January 27, 2025 appointed personal representative of the small estate of Carrie Tillman who died on December 04, 2024 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

EVETTA HAROLD  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 135799  
150618 (9-18)

LEGALS

SMALL ESTATE  
NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
ROSEBUD ARCHER  
AKA: ROSEBUD MALISSA ARCHER

Notice is given that Adrienne Archer, whose address is 13103 Ridge Brook Ct, Fort Washington, MD 20744-6472, was on September 4, 2025 appointed personal representative of the small estate of Rosebud Archer who died on July 12, 2025 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

ADRIENNE ARCHER  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 138350  
150619 (9-18)

SMALL ESTATE  
NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
JAMES FRANCIS DORSEY JR

Notice is given that Timothy W Dorsey, whose address is 1009 Colonial Ave Apt 1, Norfolk, VA 23507, was on September 4, 2025 appointed personal representative of the small estate of James Francis Dorsey Jr who died on July 14, 2025 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

TIMOTHY W DORSEY  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 138557  
150623 (9-18)

SMALL ESTATE  
NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
GEORGE RANDOLPH SHIRLEY SR

Notice is given that Betty J Shirley, whose address is 12705 Radburn Pl, Fort Washington, MD 20744-5320, was on September 8, 2025 appointed personal representative of the small estate of George Randolph Shirley Sr who died on November 8, 2024 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

BETTY J SHIRLEY  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 138494  
150620 (9-18)

LEGALS

SMALL ESTATE  
NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
WILLIAM JAMES CLARKE

Notice is given that Carol D Clarke, whose address is 2805 33rd St, 2E, Astoria, NY 11102, was on April 22, 2024 appointed personal representative of the small estate of William James Clarke who died on January 8, 2024 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

CAROL D CLARKE  
Personal Representative  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 133195  
150624 (9-18)

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**Prince George's**

**County**

*Since 1932*



LEGALS

SMALL ESTATE  
NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CLAUDETTE A RANDALL**

Notice is given that Horace Randall Sr, whose address is 7706 Mane Lane, Forestville, MD 20747, was on April 17, 2024 appointed personal representative of the small estate of Claudette A Randall, who died on February 5, 2024 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent’s death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

HORACE RANDALL SR  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 133146

150628 (9-18)

SMALL ESTATE  
NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**BARBARA JEAN PAIRE**

Notice is given that Theodore Paire Jr, whose address is 11932 Autumnwood Ln, Fort Washington, MD 20744, was on June 25, 2025 appointed personal representative of the small estate of Barbara Jean Paire, who died on March 11, 2025 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent’s death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

THEODORE PAIRE JR  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 137778

150629 (9-18)

LEGALS

SMALL ESTATE  
NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CAROLYN WELLINGTON**

Notice is given that Carolyn Manley, whose address is 3406 Winmoor Dr, Jhamsville, MD 21754, was on September 5, 2025 appointed personal representative of the small estate of Carolyn Wellington, who died on November 23, 2002 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent’s death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

CAROLYN MANLEY  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 138566

150630 (9-18)

SMALL ESTATE  
NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LORENA BROWN ROYSTER**

Notice is given that Sharon English Holmes, whose address is 7187 Sweetwater Valley, Stone Mountain, GA 30087, was on April 25, 2024 appointed personal representative of the small estate of Lorena Brown Royster, who died on April 3, 2024 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent’s death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

SHARON ENGLISH HOLMES  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 133236

150631 (9-18)

LEGALS

SMALL ESTATE  
NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ROBERTA DAWKINS**

Notice is given that Roderica L Wade-Gaither, whose address is 113 Wentworth Dr, Raeford, NC 28376, was on September 11, 2024 appointed personal representative of the small estate of Roberta Dawkins, who died on March 21, 2024 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent’s death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

RODERICA L WADE-GAITHER  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 134747

150632 (9-18)

SMALL ESTATE  
NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GLENN SHAW**

Notice is given that Beverly Mamie Shaw, whose address is 4309 Arabella Ct, Upper Marlboro MD 20772, was on September 8, 2025 appointed personal representative of the small estate of Glenn Shaw, who died on May 12, 2025 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent’s death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

BEVERLY MAMIE SHAW  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 138573

150633 (9-18)

LEGALS

SMALL ESTATE  
NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOHN W CALVERT**

Notice is given that Jimmy L Largent, whose address is 20 Largent Lane, Berkeley Springs, WV 25411, was on August 11, 2025 appointed personal representative of the small estate of John W Calvert, who died on November 1, 1997 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent’s death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

JIMMY L LARGENT  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 137905

150635 (9-18)

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LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**EVELYN B DAVIS**

Notice is given that Ed B Davis III, whose address is 12007 Shadystone Terr, Bowie, MD 20721, was on August 14, 2025 appointed Personal Representative of the estate of Evelyn B Davis who died on August 15, 2022 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 14th day of February, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent’s death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

ED B DAVIS III  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 137806

150638 (9-18;9-25;10-2)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ANNE B RYAN**

Notice is given that John P Geremia, whose address is 8331 Lincoln Dr, Jessup, MD 20794-9454, was on September 5, 2025 appointed Personal Representative of the estate of Anne B Ryan who died on July 18, 2025 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 5th day of March, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent’s death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

JOHN P GEREMIA  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 138518

150639 (9-18;9-25;10-2)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DEZRIE SMITH**

Notice is given that Sharon Hoskins, whose address is 7102 E Clinton St, Clinton, MD 20735-2110, was on September 4, 2025 appointed Personal Representative of the estate of Dezrie Smith who died on July 6, 2025 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 4th day of March, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent’s death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

SHARON HOSKINS  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 138442

150640 (9-18;9-25;10-2)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JANEICE YVONNE BURNS  
AKA: JANEICE Y MCNEILL**

Notice is given that GLORIA MCNEILL, whose address is 3054 Clinton St NE, Washington, DC 20018-2628, was on July 23, 2025 appointed Personal Representative of the estate of JANEICE YVONNE BURNS who died on May 6, 2025 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 23rd day of January, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent’s death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

GLORIA MCNEILL  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 137614

150641 (9-18;9-25;10-2)

MARYLAND DEPARTMENT  
OF THE ENVIRONMENT  
WATER AND SCIENCE  
ADMINISTRATION

Notice of Application for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certification and the Opportunity to Provide Written Comment or Request an Informational Hearing

The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comments on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-NT-0000, 00-WL-000, 00-WP-000, 00-WQC-0000) which identifies each application. Address correspondence to the attention of the Administration contact contained in the project’s public notice. If none is listed, send correspondence to the Wetlands and Waterways Protection Program, Water and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. For questions regarding any public notice, you can contact the Wetlands and Waterways Protection Program by Telephone: (410) 537-3751. Written comments or requests for a hearing must be received on or before October 15, 2025, unless otherwise noted in the Public Notice.

\*Prince George’s County\*

25-NT-0121/202560866 - Junior Tennis Champions Center, 5200 Campus Drive, College Park, Maryland 20740, has applied to construct a building that will serve as an indoor tennis facility with up to six tennis courts, four outdoor surface tennis courts, and associated parking and utilities. The project will convert the existing abandoned property into a functional space providing recreation and educational opportunities for the community. The proposed expansion is part of the long-term plan to solidify JTCC as a major recreational and competitive training facility for amateur and professional tennis players. The project location is at 5240 Campus Drive, College Park, MD 20740 in Prince George’s County. Written comments and requests to be included on the interested persons list may be sent by October 15, 2025 to the Maryland Department of the Environment, Attn: Ryan Din, 1800 Washington Boulevard, Baltimore, MD 21230 or at ryan.din@maryland.gov or 410-537-4247.

150662 (9-18)

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LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LYNWOOD EUGENE CAMPBELL**

Notice is given that Samuel Blalock, whose address is 7505 Glenside Dr, Takoma Park, MD 20912-7546, was on September 4, 2025 appointed Personal Representative of the estate of Lynwood Eugene Campbell, who died on July 5, 2025 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 4th day of March, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent’s death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

**SAMUEL BLALOCK**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 138491  
150644 (9-18,9-25,10-2)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MINNIE B DORSEY**

Notice is given that Tyrone Dorsey, whose address is 11554 Palo Alto Rd, Lusby, MD 20657-3751, was on September 9, 2025 appointed Personal Representative of the estate of Minnie B Dorsey, who died on June 20, 2025 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 9th day of March, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent’s death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

**TYRONE DORSEY**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 138107  
150645 (9-18,9-25,10-2)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DONNELL ELLIOTT**

Notice is given that Monica Leid, whose address is 11500 Burning Tree Ct, Bowie, MD 20721, was on June 5, 2025 appointed Personal Representative of the estate of Donnell Elliott, who died on February 27, 2025 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 5th day of December, 2025.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent’s death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

**MONICA LEID**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 137515  
150646 (9-18,9-25,10-2)

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LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CLARENCE EDWARD ROBINSON**

Notice is given that Takisha Robinson Ubiera, whose address is 9502 Bechtel Ct, Clinton, MD 20735-3189, and Terence Benjamin Robinson, whose address is 12614 Thrush Pl, Upper Marlboro, MD 20772-5280, were on September 3, 2025 appointed Co-Personal Representatives of the estate of Clarence Edward Robinson who died on May 7, 2025 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the co-personal representatives or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 3rd day of March, 2026.

Any person having a claim against the decedent must present the claim to the undersigned co-personal representatives or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent’s death; or

(2) Two months after the co-personal representatives mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

**TAKISHA ROBINSON UBIERA  
TERENCE BENJAMIN ROBINSON**  
Co-Personal Representatives

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 138151  
150652 (9-18,9-25,10-2)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LUIS A CISNEROS**

Notice is given that Sinisa Cisneros, whose address is 8614 Monmouth Dr, Upper Marlboro, MD 20772-5106, was on September 8, 2025 appointed Personal Representative of the estate of Luis A Cisneros, who died on April 28, 2025 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 8th day of March, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent’s death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

**SINISA CISNEROS**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 138271  
150647 (9-18,9-25,10-2)

Susan K. Alderoty, Esquire  
Kuwamura Law Group PA  
11140 Rockville Pike Suite 500  
Rockville, MD 20852  
301-587-2241

SMALL ESTATE  
NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**NATALIE E. FORBES  
A/K/A NATALIE FORBES**

Notice is given that Marilyn Feuer, whose address is 235 East 22nd Street, Apt 2GH, New York, New York 10010, was on April 16, 2025 appointed personal representative of the small estate of Natalie E. Forbes A/K/A Natalie Forbes who died on February 1, 2025 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent’s death; or

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

**MARILYN FEUER**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 136993  
150625 (9-18)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DANIEL A EMERUEM**

Notice is given that Grace Emeruem, whose address is 1104 Merganser Ct, Upper Marlboro, MD 20774-7108, was on September 5, 2025 appointed Personal Representative of the estate of Daniel A Emeruem, who died on June 18, 2025 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 5th day of March, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent’s death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

**GRACE EMERUEM**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 138289  
150648 (9-18,9-25,10-2)

LEGALS

Brian Gormley Esq  
10605 Concord Street Suite 420  
Kensington, MD 20895  
240-530-8018

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LORETTA BERNICE MEDLEY**

Notice is given that Derrick D Medley, whose address is 10709 Dragoo Pl, Clinton, MD 20735-3906, was on February 24, 2025 appointed Successor Personal Representative of the estate of Loretta Bernice Medley who died on March 3, 2005 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the successor personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 24th day of August, 2025.

Any person having a claim against the decedent must present the claim to the undersigned successor personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the decedent’s death; or

(2) Two months after the successor personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

**DERRICK D MEDLEY**  
Successor Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 94672  
150642 (9-18,9-25,10-2)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MESKEREM M SAMUEL**

Notice is given that Milkias Samuel, whose address is 10013-B American Pharoah Lane, Laurel, MD 20723, was on September 5, 2025 appointed Personal Representative of the estate of Meskerem M Samuel, who died on April 13, 2025 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 5th day of March, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent’s death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

**MILKIAS SAMUEL**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 137980  
150649 (9-18,9-25,10-2)

Sarah J. Broder, Esq.  
9711 Washingtonian Blvd.,  
Suite 550  
Gaithersburg, MD 20878  
240-743-8820

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**TRUMAN DELANO CHAMBERS**

Notice is given that Laura L. Chambers, whose address is 6300 Kennedy Street, Riverdale, Maryland 20737, was on September 2, 2025 appointed Personal Representative of the estate of Truman Delano Chambers, who died on August 31, 2022 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 2nd day of March, 2026.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the decedent’s death; or

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

**LAURA L. CHAMBERS**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 137179  
150643 (9-18,9-25,10-2)

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LEGALS

SMALL ESTATE  
NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
TYECE HOLLOMAN

Notice is given that Risque Dou-  
glas, whose address is 11950 Ser-  
geant McKibbon Ct, El Paso, TX  
79908, was on January 9, 2025 ap-  
pointed personal representative of  
the small estate of Tyece Holloman,  
who died on November 23, 2024  
without a will.

Further information can be ob-  
tained by reviewing the estate file in  
the office of the Register of Wills or  
by contacting the personal represen-  
tative or the attorney.

All persons having any objection  
to the appointment shall file their  
objections with the Register of Wills  
within 30 days after the date of pub-  
lication of this Notice. All persons  
having an objection to the probate of  
the will shall file their objections  
with the Register of Wills within six  
months after the date of publication  
of this Notice.

All persons having claims against  
the decedent must serve their claims  
on the undersigned personal repre-  
sentative or file them with the Reg-  
ister of Wills with a copy to the  
undersigned on or before the earlier  
of the following dates:

(1) Six months from the date of the  
decedent's death, except if the deced-  
ent died before October 1, 1992,  
nine months from the date of deced-  
ent's death; or

(2) Thirty days after the personal  
representative mails or otherwise  
delivers to the creditor a copy of this  
published notice or other written  
notice, notifying the creditor that  
the claims will be barred unless the  
creditor presents the claim within  
thirty days from the mailing or  
other delivery of the notice.

Any claim not served or filed  
within that time, or any extension  
provided by law, is unenforceable  
thereafter.

RISQUE DOUGLAS  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 135910  
150634 (9-18)



LEGALS

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
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5609 EAST BONIWOOD TURN  
CLINTON, MD 20735

By authority contained in a Deed of Trust dated November 30, 2006  
and recorded in Liber 26915, Folio 543, modified by Loan Modification  
Agreement recorded on April 22, 2014, at Liber No. 35911, Folio 179,  
among the Land Records of Prince George's County, Maryland, with an  
original principal balance of \$306,393.00, and an interest rate of 2.000%,  
default having occurred thereunder, the Substitute Trustees will sell at  
public auction at the Circuit Court for Prince George's County, 14735  
Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to  
Duval Wing of courthouse complex--If courthouse is closed due to in-  
clement weather or other emergency, sale shall occur at time previously  
scheduled, on next day that court sits], on

OCTOBER 7, 2025 AT 10:00 AM

ALL THAT FEE SIMPLE property more fully described in the afore-  
said Deed of Trust. The property being sold is a condominium unit and  
all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" subject to any condi-  
tions, restrictions, easements and agreements of record affecting same  
with no warranty of any kind. A deposit of \$21,000.00 by certified funds  
only (no cash accepted) required at time of auction. Balance of the pur-  
chase price to be paid within 10 days of ratification of sale by the Court,  
with interest at the note rate from date of sale to settlement. If settle-  
ment is delayed for ANY reason, there shall be no abatement of interest  
or taxes. All private utility, water and sewer facilities charges, front foot  
benefit payments, ground rent, or condo/ HOA assessments, not other-  
wise divested by ratification of the sale are payable by purchaser with-  
out adjustment. Real estate taxes and all other public charges, or  
assessments, to be adjusted as of date of sale. Transfer and recordation  
taxes, and all other costs incident to settlement, shall be borne by pur-  
chaser. Purchaser shall be responsible for obtaining physical possession  
of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement  
within ten days of ratification, or otherwise fails to comply with the  
terms of sale, the Trustee may declare the entire deposit forfeited and  
resell the property at the risk and expense of defaulting purchaser, who  
agrees to pay reasonable attorneys' fees and costs if a motion to resell  
the property has been filed, purchaser waives personal service of any  
paper filed in connection with such motion, and agrees to accept service  
of any such paper by regular mail to the address provided at time of  
sale. If the Trustee cannot convey insurable title, or the loan servicer  
determines that the sale should not have occurred, the sale shall be null  
and void, and purchaser's sole remedy shall be the return of deposit  
without interest.

Potential Bidders: For sale information, please visit  
www.Auction.com or call (800) 280-2832.

Richard E. Solomon, et al.,  
Substitute Trustees

Tidewater Auctions, LLC  
(410) 825-2900

www.tidewaterauctions.com  
www.Auction.com

150663 (9-18,9-25,10-2)

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LEGALS

The following vehicle(s) have been taken into custody by the Revenue Au-  
thority of Prince George's County Abandoned Vehicle Unit for violation of  
County Code Section 26-162: Abandoned vehicles prohibited.

The owner(s) of said vehicle(s) have the right to reclaim the vehicle within  
twenty-one (21) days after the date of notice upon payment of all parking  
violations and tow/storage charges. The owner(s) have the right to contest  
the validity of the towing and storage of said vehicle(s) at any time within  
twenty-one (21) days of such notice by filing a request for hearing with the  
Revenue Authority of Prince George's County.

Failure to reclaim said vehicle(s) within twenty-one (21) days of such notice  
waives the owner(s) right of title and interest in the vehicle and is consent  
of sale/salvage at public auction or salvage facility.

You must reclaim these vehicles by: 9/29/2025.

Please contact the Revenue Authority of Prince George's County at: 301-  
685-5358.

ANA TOWING  
7820 MARLBORO PIKE  
FORESTVILLE, MD 20747  
301-736-7703

2006 MERCEDES-BENZ C330 WDBRF52HX6F80699

ANDREWS AUTO TOWING RECOVERY AND HAULING  
2907 SUITE A RICHIE ROAD  
DISTRICT HEIGHTS, MD 20747  
301-773-7535

2007 ACURA RDX MD 4GC0938 5J8TB18507A001068  
2006 LAND ROVER RANGE ROVER SALME154X6A232508

ABANDONED RV  
WHITE RED, BROWN AND BLUE THIN STRIPS. ON THE BACK A  
LOGO WITH THE WORDS SUNLINE SOLARIS.  
LOCATION:  
902 JESSICA DR, FORT WASHINGTON, MD 20744



CENTRAL HEAVY DUTY TOWING  
11 SE CRAIN HIGHWAY  
BOWIE, MARYLAND 20716  
301-390-9500

2014	CHEVROLET	SONIC	MD	2FH1199	1G1CJ5SH6E4222837
2021	TOYOTA	RAV4	MD	T2905012	2T3H1RFV4MW129593
2008	LAND ROVER	RANGE ROVER	MD	3EN6022	SALME15438A295081
2010	NISSAN	FRONTIER	MD	4GH1656	1N6AD0EV2AC424774
2012	INFINITI	G37S			JN1CV6AP7CM935271
2016	HYUNDAI	ACCENT			KMHCT4AE9GU130007
2010	HONDA	ACCORD			1HGCP2F79AA055682
2020	HONDA	CRV	MD	4GH1657	5J6RW2H81LL021268
2019	HOND	CRV	MD	TBT2508	JHLRW2H97KX005150
2009	DODGE	RAM 1500			1D3HV18T09S800167
2013	HONDA	CRV			1HGCR2F8XDA200574
2012	HONDA	ACCORD			1HGCP2F83CA198316
2020	HONDA	ACCORD			1HGCVF1F37LA056863
2023	HONDA	CRV			2HKRS4H17P1H423094
2012	HYUNDAI	ELANTRA			5NPDH4AE3CH092918
1997	ACURA	TL	MD	7BZ1877	JH4KA9659VC000158
2017	VOLKSWAGEN	JETTA	FL	84FCGU	3VW2B7A1J8HM270747
2007	VOLVO	XC90	VA		YV4CZ982071353420
2004	HUMMER	H2	MD	8DT8062	5GRGN23U84H112481

ABANDONED TRAILER  
METAL TRAILER FOR BOATS.  
LOCATION:  
7513 OGDEN DR, CLINTON, MD 20735



ABANDONED TRAILER  
SILVER TRAILER WITH THE WORDS LOAD RITE  
AND TAGS FL CUXC49 EXP. 8/18  
LOCATION:  
17111 USHER PL, UPPER MARLBORO, MD 20772



ABANDONED TRAILER  
METAL AND WOOD TRAIL FULL OF DEBRIES.  
LOCATION:  
11326 EVANS TRAIL, BELTSVILLE, MD 20705



HANNAN AUTO AND TOWING  
11508 EAST MAPLE AVE  
BELTSVILLE, MD 20705  
301-937-1937

1999	CHEVROLET	ASTRO	VA	TJZ1491	1GCDL19WXXB190538
2011	GMC	TERRAIN			2CTALMEC7B6384654
2016	FORD	FUSION	NY	HJA5119	3FA6P0HD1GR223094
2005	CHEVROLET	MALIBU	MD	1DJ6998	1G1ZS52F55F106425
2013	MINI	COOPER	MD	9FL7033	WMWZB3C51DWR36011
2016	MERCEDES BENZ	SPRINTER	GA	TCU5951	WDAPF4CC3C9643557

J & J TOWING  
8545 DELANO ROAD  
CLINTON, MD 20735  
301-568-3284

2002 FORD F250 VA VNU2330 1FTNW21F22EC51790  
2001 MERCURY SABLE VA THP8414 1MEFM50U31G638474

J&L TOWING AND RECOVERY  
8225 GREY EAGLE DRIVE  
UPPER MARLBORO, MD 20772  
301-574-0065

2005	CHEVROLET	TAHOE	VA	3547XM	1GNEK13T55J222800
1994	LEXUS	ES300	VA	THP8278	JT8GK1312R0005216
1993	MERCEDES BENZ	300	VA	6493UT	WDBEA52E3PB852560
2007	HONDA	ACCORD	VA	3174XH	1HGCCM56457A226663
2012	JEEP	COMPASS	VA	TPX3372	1C4NJCFA4CD657144
2004	NISSAN	MAXIMA	MD	5AZ6340	1N4BA41E84C894198
2006	FORD	F-150	MD	H00818V8	1FTRF12216NA26421

JD TOWING  
2817 RITCHIE RD  
FORESTVILLE, MD 20747  
301-967-0739

LEGALS

1998	TRAILER				1C9T5S139WA329421
2007	HONDA	ACCORD			1HGCCM72347A011168
2013	NISSAN	JUKE			JN8AF5M3DT209649
1995	CHEVROLET	TAHOE	VA	7449CM	1GNEK18K0SJ310746
2014	CHEVROLET	EQUINOX	DC	JA7647	2GNFLFEK5E6175767
2006	BRMR	FB			DRMV0000158685M0

ABANDONED TRAILER  
BLACK WOODEN TRAILER WITH DEBRIS ON THE SIDE.  
LOCATION:  
2811 KEATING ST, TEMPLE HILLS, MD 20748



MCDONALD TOWING  
2917 52ND AVENUE  
HYATTSVILLE MD 20781  
301-864-4133

2001 FORD EXCURSIONDC CT6378 1FMNU43S01ED09059

METROPOLITAN TOWING INC  
8005 OLD BRANCH AVE  
CLINTON, MD 20735  
(301) 568-4400

2012	CADILLAC	ESCALADE			1GYSAEEJ1CR226523
1994	CHEVROLET	CAPRICE			1G1BL52W7RR115680
2006	NISSAN	ALTIMA	DC	FL9718	1N4AL11D76C119597
2009	HYUNDAI	GENESIS	DC	GB3656	KMHGC46E09U046770
2019	KIA	OPTIMA	MD	5DR9804	5XXGT4L32KG328797
1997	CHEVROLET	TAHOE	MD	CR11094	3GNEK18R4VVG100430
1991	MITSUBISHI	3000 GT	MD	5GT9333	JA3KD64B5MY025340
2011	CHEVROLET	CRUZE	VA	UEE6712	1G1PES596B7261919
	MERCEDES-BENZ	CL500			WDBPJ75J02A026017
2001	BUICK	LE SABRE			1G4HP54K61U217193
2000	HONDA	CIVIC	VA	UJJ5899	1HGEJ814XYL082110

PAST & PRESENT TOWING & RECOVERY INC  
7810 ACADEMY LANE  
LAUREL, MD 20707  
301-210-6222

2013 HONDA ACCORD DC FF0632 1HGCRC2F32DA079611

150666 (9-18)

LEGALS

The following vehicle(s) have been taken into custody by the Revenue Au-  
thority of Prince George's County for violation of County Ordinance pro-  
hibiting unauthorized parking within the County of Prince George's

The owner(s) of said vehicle(s) have the right to reclaim the vehicle within  
twenty-one (21) days after the date of notice upon payment of all parking  
violations and tow/storage charges. The owner(s) have the right to contest  
the validity of the towing and storage of said vehicle(s) at any time within  
twenty-one (21) days of such notice by filing a request for hearing with the  
Revenue Authority of Prince George's County.

Failure to reclaim said vehicle(s) within twenty-one (21) days of such notice  
waives the owner(s) right of title and interest in the vehicle and is consent  
of sale/salvage at public auction or salvage facility.

You must reclaim these vehicles by: 9/29/2025.

Please contact the Revenue Authority of Prince George's County at: 301-  
772-2060.

JD TOWING  
2817 RITCHIE RD  
FORESTVILLE, MD 20747  
301-967-0739

2015	TOYOTA	RAV4	VA	TFL6316	JTMZFREV2FJ047421
2004	CHEVROLET	VENTURE	VA	TPT5590	1GNDX13E84D192896
2018	DODGE	CHALLENGER	VA	TMY1574	2C3CDZAG7JH332956

PAST & PRESENT TOWING & RECOVERY INC  
7810 ACADEMY LANE  
LAUREL, MD 20707  
301-210-6222

2014 MAZDA 3 MD 6GA1171 JM1BM1V72E1195190

150665 (9-18)

LEGALS

NOTICE OF INTENT TO DISPOSE OF  
IMPOUNDED VEHICLES

The motor vehicle(s) below have been impounded by Fastlane Towing  
for violation of the County ordinance prohibiting unauthorized parking  
on private property and remains unclaimed as of the date of this notice.

The owner(s) / lien holder(s) are hereby informed of their right to re-  
claim vehicle(s) upon payment of all charges and costs resulting from  
towing, preservation and storage. Pursuant to Sec. 26.142.10, vehicle  
owner has the right to contest the validity of the tow within (21) days  
of the date of this notice by requesting a hearing with the Director.

Failure by owner(s) / lien holder(s) to reclaim vehicle(s) within 21 days  
of the date of this notice shall be deemed a waiver of all rights, title, and  
interest thereby consenting to the disposal of said vehicle.

To reclaim your vehicle, please call (202) 923-5576 or (301) 420-4012.

The following vehicles are located at 1309 Ritchie Road Capitol  
Heights, MD 20743 or 14610 B Old Gunpowder Road, Laurel, MD 20707

YEAR	MAKE	MODEL	VIN
2020	Kia	Optima	5XXGT4L3XLG401660
2011	BMW	X5	5UXZV4C53BL407494
2000	GMC	Safari	1GKDM19W5YB525952
2007	Mercedes-Benz	E	WDBUF90X67B176243
2011	Cadillac	CTS	1G6DE5EY8B0117880
2009	Toyota	Scion	JTLKE50E991074998
2017	Honda	Accord	1HGCT2B08HA002261
2018	Audi	Q3	WA1ECCF57JR018168
1995	Chevrolet	Camaro	2G1FP2254S2161090
1994	Nissan	Sentra	1N4EB31F4RC849568
2013	Hyundai	Sonata	KMHCE4A42DA072867
2005	Dodge	Caravan	1D4GP24R05B402839
2013	Volvo	S60	YV1612F54D2200475
150661			(9-18)

LEGALS

Public Notice for the National Harbor  
Public Safety Building

MNCPPC is proposing a 2-story building, associated parking, and stormwa-  
ter management. The site is located at the end of North Cove Terrace, directly  
across from the existing gas station, between two on ramps to Interstate 95.  
The project spans two parcels with following addresses: 11 National Harbor  
Blvd, Oxon Hill, MD 20745 and National Harbor Blvd, Oxon Hill, MD 20745  
The Public Safety Building will be used by MNCPPC's Park and County Po-  
lice Departments for business office functions and includes a small commu-  
nity room for public use. The project area falls within the LDO (Limited  
Development Overlay) and the IDO (Intense Development Overlay) of the  
Chesapeake Bay Critical Area. For any written comments or questions re-  
garding the proposed project, please contact Mr. Paul Sun at the MNCPPC  
Department of Parks and Recreation by email at [Paul.sun@pgparks.com](mailto:Paul.sun@pgparks.com) or  
by phone at 301-699-2513. Written comments or questions can also be di-  
rected to KCI Technologies, Inc., attention Amanda Wagoner, [Amanda.wag-  
oner@kci.com](mailto:Amanda.wag-<br/>oner@kci.com) or 410-891-1765. Written comments or requests must be  
received on or before October 2, 2025.

150664 (9-18)

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